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# *South Carolina Industrial Data Cooper Site*

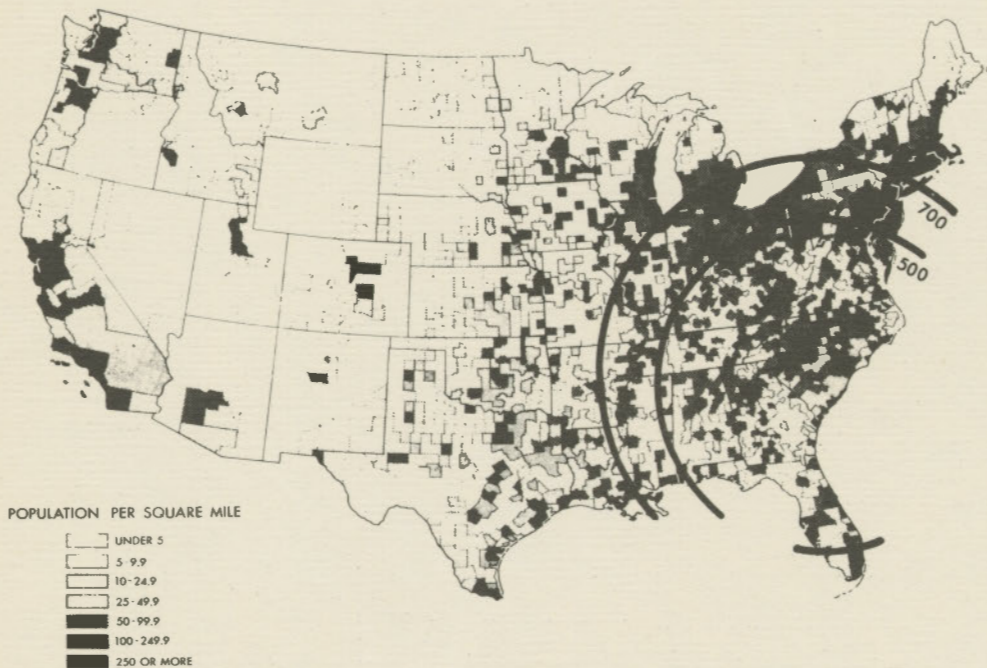


*State Development Board  
Box 927  
Columbia*

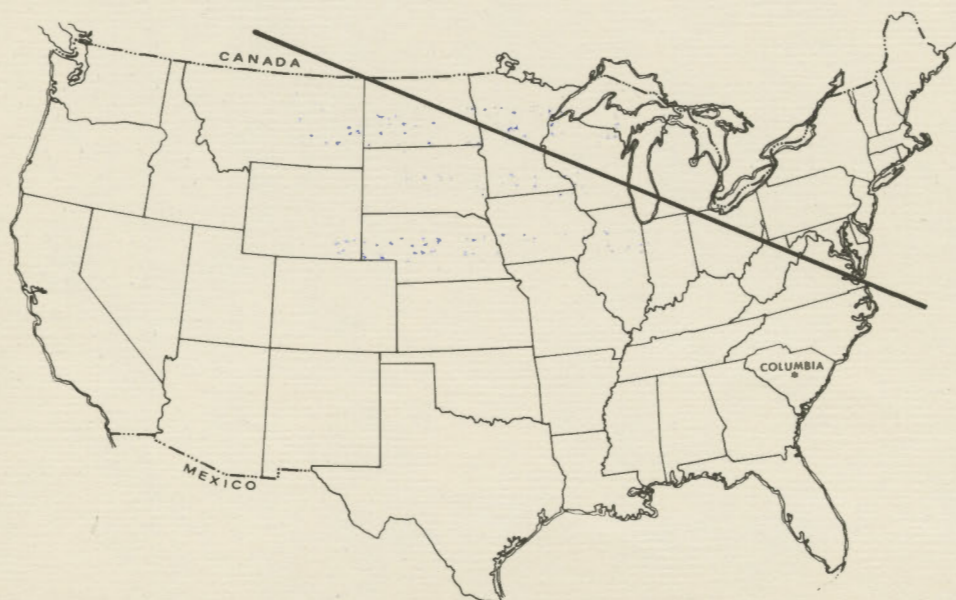


# South Carolina can serve the Nation

From Cover: Columbia, S.C. is due South of Cleveland, Ohio, it is due East of Los Angeles

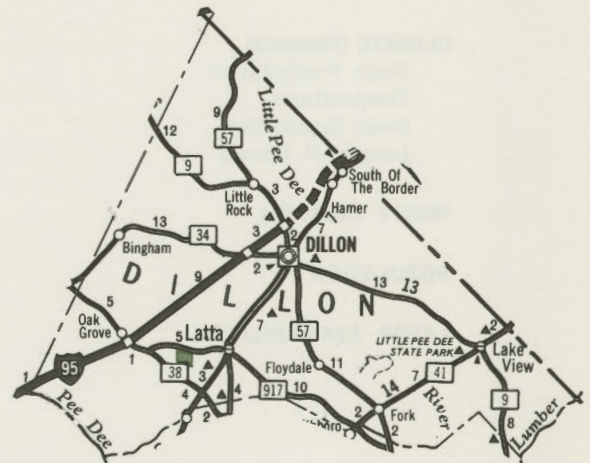
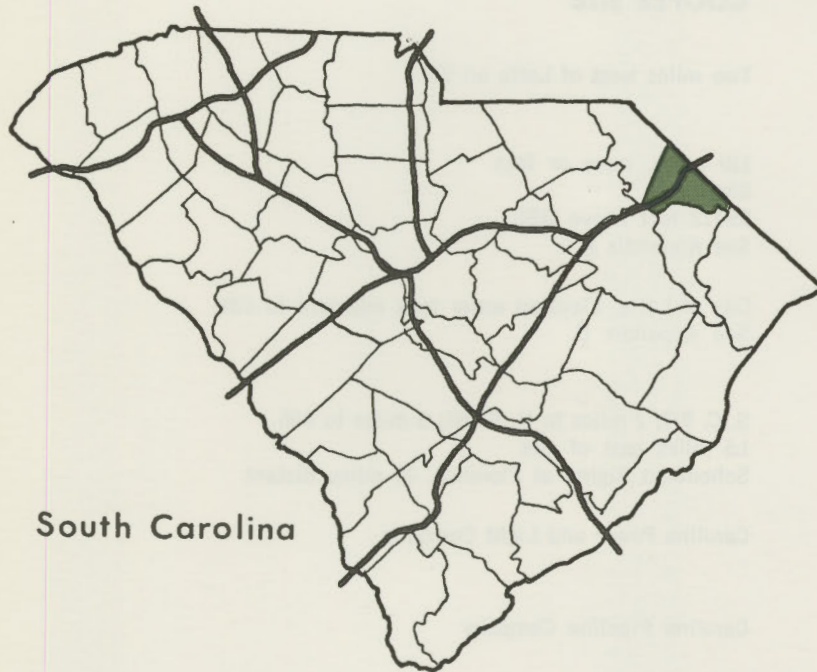


Columbia, S.C. is within 500 miles of 53 million or 27% and 700 miles of 125 million or 62% of the nations population.



Columbia is closer to 87% of the United States than New York City. This area represents 64% of the nation's population.

## COOPER SITE

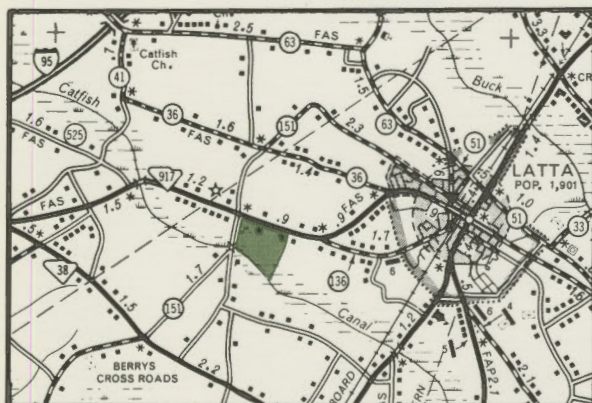


Dillon County

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STATE DOCUMENTS



Prepared by  
STATE DEVELOPMENT BOARD  
in Cooperation with  
COASTAL PLAINS REGIONAL COMMISSION



## BASIC INDUSTRIAL SITE DATA

### COOPER SITE

#### LOCATION OF SITE

Two miles west of Latta on 917

#### SITE DESCRIPTION

Acreage  
Topography  
Elevation  
Soil Bearing

110 acres, more or less  
Sloping  
95-112 feet above MSL  
See Appendix A

#### WATER SUPPLY

Source

City of Latta. Elevated water tank adjacent to site.  
See Appendix C.

#### TRANSPORTATION

Highway  
Rail  
Air

S. C. 917; 2 miles to U. S. 301; 3 miles to I-95  
1.5 miles east of site  
Scheduled flights at Florence, 23 miles distant

#### ELECTRIC POWER

Carolina Power and Light Company

#### NATURAL GAS

Carolina Pipeline Company

#### CLIMATE (Florence)

Mean Precipitation  
Temperatures  
Mean Degree Days  
Length of Record

44.86 inches  
Annual average 63.6°; January 46°; July 80.8°  
2387  
36 years

#### WASTE DISPOSAL

Oxidation pond

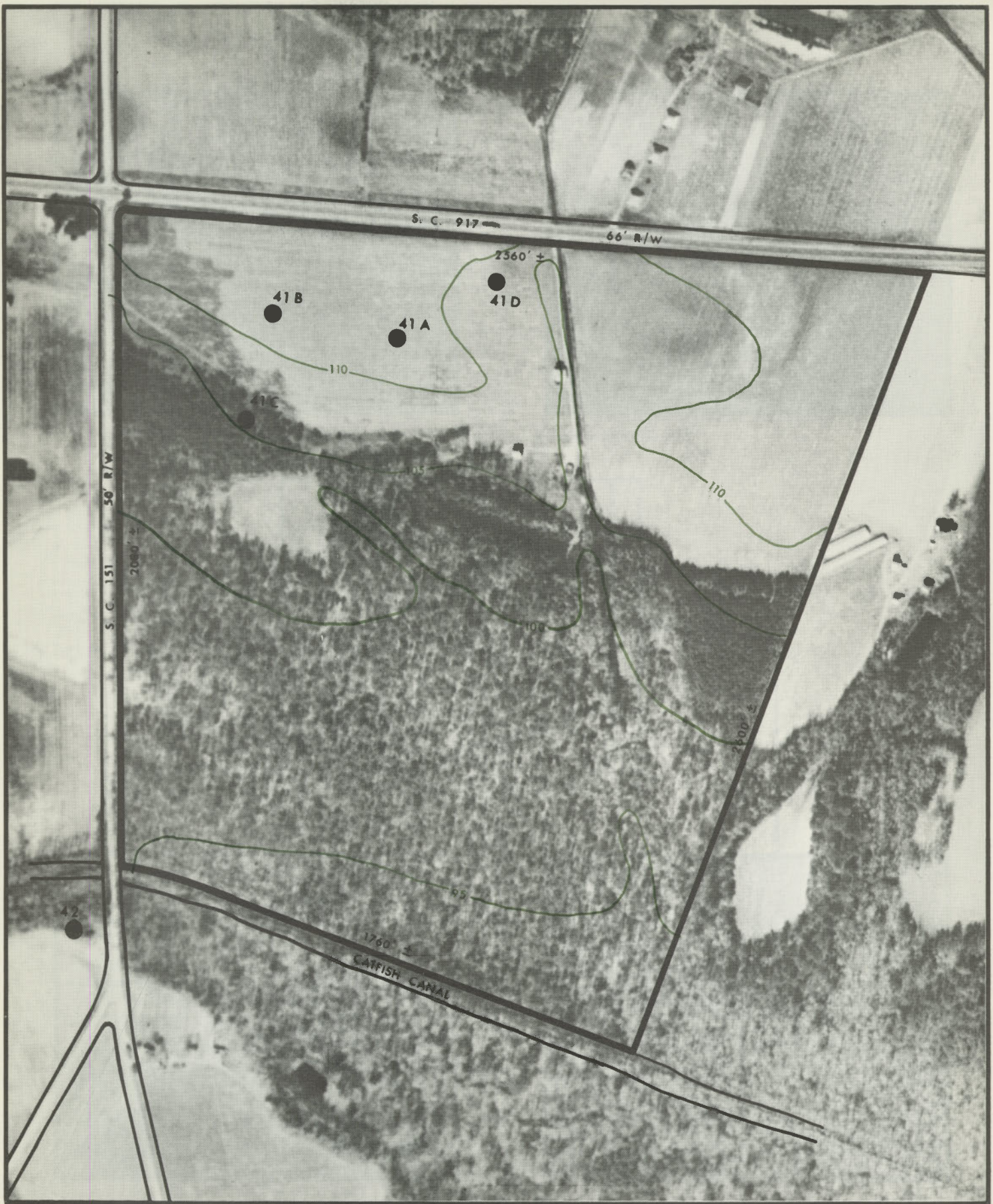
#### POPULATION

15 mile radius 49,728; 30 mile radius 199,201

#### LABOR AVAILABILITY

See discussion Appendix B



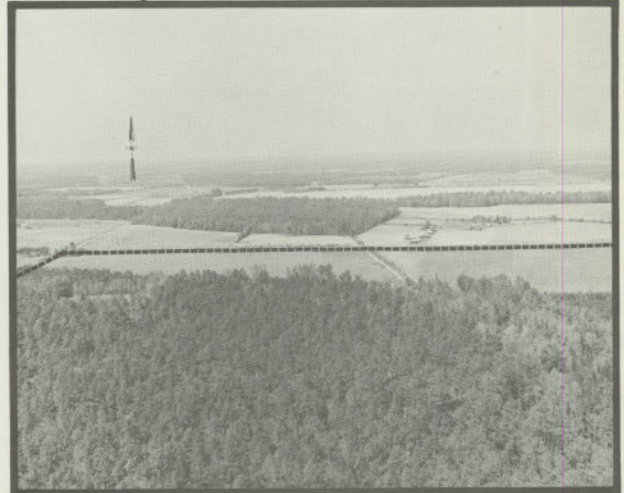
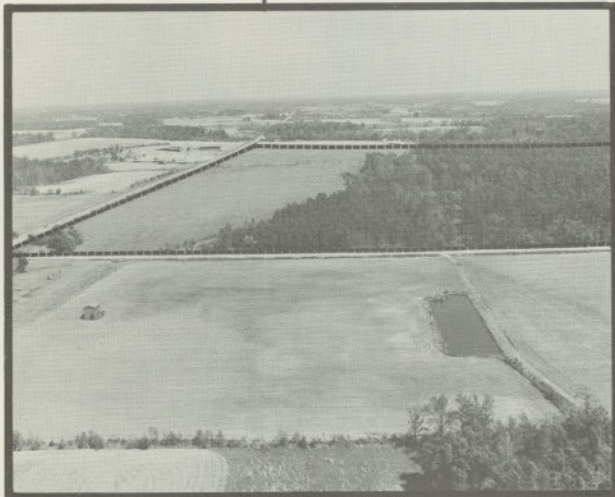
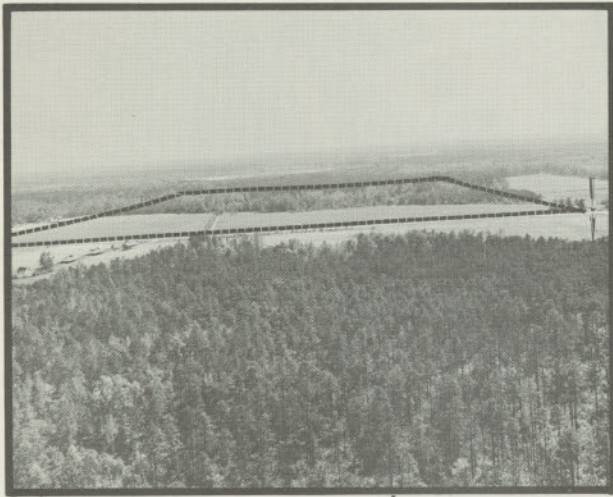


0 400  
Scale in Feet

## Cooper Site

—50— Contours  
● Drill Holes





NOTE: Boundaries on photographs are approximate.



## LATTA CITY DATA

### LOCATION

Latta, in Dillon County, is located in the northeastern section of the state on U. S. 301, 501 and S. C. 917. The community is six miles from Interstate 95. New York is 614 miles from the community, Chicago is 867 miles and Atlanta is 318 miles.

### CLIMATE

The climate in the area is mild-temperate.

Mean annual temperature	64.0°
Mean maximum temperature	75.3°
Mean minimum temperature	52.6°
12-month average relative humidity	
Daily range:	
1:00 a.m.	82%
7:00 a.m.	84%
1:00 p.m.	51%
7:00 p.m.	67%
Mean annual precipitation	42.69 inches
Average length of growing season	241 days
Elevation	108 feet

### POPULATION

Dillon County has a population of 28,838 residents, with 1,764 persons living in Latta. Over 49,725 persons live within a 15-mile radius of the community, and more than 199,290 live within a 30-mile radius.

### LABOR

The State Development Board will provide labor information.

### GOVERNMENT

The community has a mayor-council form of municipal government. The mayor is elected for a term of two years, and the six councilmen serve four-year staggered terms of office. The county is governed locally by a seven-member county commission. The commissioners are elected by township for two-year concurrent terms of office.

### FINANCIAL

Financial services are provided in the community by the Latta Bank and Trust Company, with total assets of \$2,295,528.23. Dillon, seven miles away, has S. C. National Bank and First-Citizens Bank and Trust Company, with combined assets of \$741,599,727. The Federal Savings and Loan Association of Dillon has assets of \$7,212,450.12.

### TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard at Florence, 22 miles away. Interstate motor freight service is available from 21 authorized carriers, 12 of which have terminals at Florence.

Freight delivery times:

To	By Rail	By Truck
Atlanta	2 days	1 day
Boston	4 days	2 days
Chicago	5 days	2 days
Houston	8 days	3 days
New York	4 days	2 days
St. Louis	6 days	2 days
San Francisco	9 days	7 days

The Florence Municipal Airport, 22 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Dillon County Airport, nine miles away, which has a paved and lighted 3,000-foot runway. Services available at the Dillon County Airport are rental, charter, air taxi, 80 and 100 octane fuel.

### FUELS

Natural gas is supplied in the community by the Carolina Pipeline Company. Carolina Pipeline will extend natural gas into an area where consumption warrants investment. Delivery pressures are between 5 and 450 psi, depending upon the customer's requirements. Rates for large industrial users are subject to negotiation. The average BTU of gas supplied is 1,040 per cubic foot, and the specific gravity is between .582 and .595. Three bulk stations in the community provide No. 1 and No. 2 fuel oil, with other grades available from Charleston, 126 miles away. The nearest purchase sites are Charleston and Wilmington, N. C., 100 miles away. Freight cost for No. 2 fuel from Charleston to the community is 1.589 cents per gallon, with fuel cost negotiable for transport truck purchase.

### POWER

Electric power is supplied by Carolina Power and Light Company.

### TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on general county taxes, with the exception of school taxes. The county tax rate is uniform throughout the county and is \$9.60 per \$100 of assessed value. The municipal tax rate is \$6.20 per \$100 of assessed value. The state has no tax on a manufacturer's inventories, goods-in-process, raw materials or finished goods. Treatment facilities or equipment of manufacturing plants which control water or air pollution are exempt from all property taxation.

### COMMUNICATIONS

The weekly Latta Observer is published in the community, and five dailies circulate in the area. Radio Station WDSC-AM-FM is located within seven miles of the community. Television reception in the community is available from five stations, representing the three major networks and educational television. Telephone service in the community is provided by the Southern Bell Telephone and Telegraph Company.

### WATER AND SEWAGE

The community obtains its municipal water supply from two deep wells. The system is capable of supplying water at a maximum rate of 1,440,000 gallons per day, with a peak daily demand of 315,000 gallons. Treated water storage consists of one 75,000-gallon elevated tank, one 100,000-gallon elevated tank and a 135,000-gallon ground-level reservoir.

Analysis of water supplied in the community:

Total solids	88.00 ppm
Alkalinity	73.00 ppm
Hardness	14.00 ppm
Iron	1.38 ppm
Chloride	3.00 ppm
pH	7.6



Monthly water rates within the corporate limits for all customers:

First 3,000 gallons	\$2.00 (minimum bill)
Next 25,000 gallons	.65 per 1,000
Next 25,000 gallons	.52 per 1,000
Over 52,000 gallons	.39 per 1,000

Monthly water rates outside the corporate limits for all customers are 1.5 times the in-city rates.

Industrial water rates could be negotiated.

Latta utilizes a gravity flow and pumping station sewer system, with a 10-acre oxidation pond to dispose of wastewater. The pond is estimated to be sufficient for a town of 5,000 people, and presently operates at 25 percent of its capacity.

Monthly sewer service rates inside the city:

First two commodes	\$0.50
Over two commodes	.25 each

Sewer service rates outside the city are double the in-city rates. The maximum sewer charge inside the city is \$10.

## POLICE AND FIRE

The community's police department employs two part-time and four full-time police officers, and operates two radio-equipped police cars. The community also has a 12-man auxiliary police force. The community's fire department has two full-time and 32 volunteer firemen. The fire department maintains three pumper trucks; one of which is radio-equipped. The department utilizes a combination telephone-siren alarm system and the community has a Class Seven insurance rating.

## EDUCATION

Dillon County has 17 public schools with 5,596 elementary school students and 3,386 high school students. The county has 219 elementary school teachers and 135 high school teachers. The average expenditure per pupil for the 1969-70 school year in School District 3, which includes Latta, was \$379.42. Private schooling is available for grades kindergarten through nine at Agincourt Hall, seven miles from Latta. Higher education facilities for the area are provided by the Florence-Darlington Technical Education Center and Francis Marion College. Both are located at Florence, 22 miles away.

## INDUSTRY

The average monthly manufacturing employment in Dillon County exceeds 2,429. The total manufacturing payroll in the county exceeds \$11.6 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
Craftex Creations, Inc.	Children's sleepwear	276

## MEDICAL SERVICES

Medical services for the community are provided by the 70-bed St. Eugene Hospital in Dillon, seven miles away. Marion County Memorial Hospital and Finger Clinic are located in Marion, 12 miles away, and have a total of 132 beds. The community has two privately-practicing medical doctors, and three privately-practicing dentists are located in Dillon.

## HOTELS AND MOTELS

The community has two motels with a total of 85 overnight accommodations. Numerous other accommodations are available in the county.

## RECREATION

Recreation facilities in the community consist of a playground and park with picnic facilities, swimming pool and tennis courts. The Dillon County Country Club, 10 miles away, has an 18-hole golf course, a pool, tennis courts and a clubhouse. Numerous public and private ponds, the Little Pee Dee River and the Great Pee Dee River provide fishing areas, and wild game and fowl abound in the county's woodlands. Little Pee Dee State Park, 15 miles away, provides areas for fishing, camping, swimming and picnicking. Latta is within an hour's drive of several coastal resort communities.

## CHURCHES

Latta has seven Protestant churches. A Catholic church and a Jewish house of worship are located in Dillon, seven miles from Latta.

## SITE DATA

Numerous industrial sites are available in Dillon County. A 110-acre non-rail site is located 1.5 miles west of the city on S. C. 917. The site is owned by the county for industrial development, and will be served by all utilities. Interstate 95 is within two miles of the site, which consists of generally level, well-drained terrain. The site is mostly cleared land. Other sites are available in the county which range in size to several hundred acres. All sites have access to paved roads, and some have rail service. Utilities vary with the location of each site, but most have all utilities. All sites consist of generally level, well-drained terrain. Detailed information will be supplied upon request.



## DILLON CITY DATA

### LOCATION

Dillon, seat of Dillon County, is located in the northeastern section of the state on U. S. 301, 501 and S. C. 9, 34 and 57. The community is two miles from Interstate 95. New York is 607 miles from the community, Chicago is 860 miles and Atlanta is 325 miles.

### CLIMATE

The climate in the area is mild-temperate.

Mean annual temperature	64.0°
Mean maximum temperature	75.3°
Mean minimum temperature	52.6°
12-month average relative humidity	
Daily range:	
1:00 a.m.	82%
7:00 a.m.	84%
1:00 p.m.	51%
7:00 p.m.	67%
Mean annual precipitation	42.69 inches
Average length of growing season	241 days
Elevation	118 feet

### POPULATION

Dillon County has a population of 28,838 residents, with 5,991 persons living in Dillon. Over 45,840 persons live within a 15-mile radius of the community, and more than 198,085 live within a 30-mile radius.

### LABOR

The State Development Board will provide labor information.

### GOVERNMENT

The community has a mayor-council form of municipal government. The mayor is elected for a term of two years, and the six councilmen serve four-year staggered terms of office. The county is governed locally by a seven-member county commission. The commissioners are elected by township for two-year concurrent terms of office.

### FINANCIAL

Financial services are provided in the community by two banks and one savings and loan association. South Carolina National Bank and First-Citizens Bank and Trust Company have combined assets of \$741,599,727.95. The Federal Savings and Loan Association of Dillon has total published assets of \$7,212,450.12.

### TRANSPORTATION

Rail freight service is available in the community on the Seaboard Coast Line Railroad. Rail passenger service is provided by Seaboard in Florence, 32 miles away. Interstate motor freight service is available from 23 authorized carriers, 11 of which have terminals at Florence.

Freight delivery times:

To	By Rail	By Truck
Atlanta	2 days	1 day
Boston	4 days	2 days
Chicago	5 days	2 days
Houston	8 days	3 days
New York	4 days	2 days
St. Louis	6 days	2 days
San Francisco	9 days	7 days

The Florence Municipal Airport, 32 miles from the community, offers regular scheduled commercial airline service on Piedmont Airlines. Private aircraft utilize the Dillon county Airport, two miles away, which has a paved and lighted 3,000-foot runway. Services available at the Dillon County Airport are rental, charter, air taxi, 80 and 100 octane fuel.

### FUELS

Natural gas is supplied in the community by the Carolina Pipeline Company. Carolina Pipeline will extend natural gas into an area where consumption warrants investment. Delivery pressures are between 5 and 450 psi, depending upon the customer's requirements. Rates for large industrial users are subject to negotiation. The average BTU of gas supplied is 1,040 per cubic foot, and the specific gravity is between .582 and .595. Four bulk stations in the community provide No. 1 and No. 2 fuel oil, with grades available from Charleston, 133 miles away. The nearest purchase sites are Charleston and Wilmington, N. C., 98 miles away. Freight cost for No. 2 fuel from Charleston to the community is 1.702 cents per gallon, with fuel cost negotiable for transport truck purchases.

### POWER

Electric power is supplied by Carolina Power and Light Company.

### TAXES

The assessment on industrial property in South Carolina is 9.5 percent of the gross plant account. New industry is granted a five-year moratorium on general county taxes, with the exception of school taxes. The county tax rate is uniform throughout the county and is \$9.60 per \$100 of assessed value. The municipal tax rate is \$9.20 per \$100 of assessed value. The state has no tax on a manufacturer's inventories, goods-in-process, raw materials or finished goods. Treatment facilities or equipment of manufacturing plants which control water or air pollution are exempt from all property taxation.

### COMMUNICATIONS

The semi-weekly Dillon Herald is published in the city, and six dailies circulate in the area. Radio Station WDSC-AM-FM provides local broadcast media services. Television reception in the community is available from five stations, representing the three major networks and educational television. Cable television service is available in the city. Telephone service in the community is provided by the Southern Bell Telephone and Telegraph Company.

### WATER AND SEWAGE

The community obtains its municipal water supply from four deep wells and seven shallow wells. The system is capable of supplying water at a maximum rate of 2,880,000 gallons per day, with a peak daily demand of 1,500,000 gallons. Treated water storage consists of 625,000 gallons in elevated tanks and 475,000 gallons in ground-level storage.

Analysis of water supplied in the community:

Total solids	84.00 ppm
Alkalinity	58.00 ppm
Hardness	11.00 ppm
Iron	0.71 ppm
Chloride	4.00 ppm
pH	7.3



Monthly water rates within the corporate limits for customers with sewer:

First 2,500 gallons	\$1.95 (minimum bill)
Next 22,500 gallons	.65 per 1,000
Next 25,000 gallons	.52 per 1,000
Next 50,000 gallons	.39 per 1,000
Over 100,000 gallons	.26 per 1,000

Monthly water rates outside the city are double the in-city rates. Industrial water rates are negotiated by the municipal government.

Dillon utilizes a digester type treatment plant and a plant with septic tanks and chlorine troughs to dispose of the community's wastewater. The system has a daily capacity of 1,000,000 gallons of wastewater, and operates at 30 percent of capacity.

Industrial sewer rates are negotiated by the municipal government.

## POLICE AND FIRE

The community's police department employs 12 full-time police officers, and operates three radio-equipped police cars. State and county law enforcement personnel provide assistance when needed. The community's fire department has two full-time and 22 volunteer firemen. The fire department maintains three pumper trucks. The county fire department also has a fire station in the city. The department utilizes a combination telephone-siren alarm system, and the community has a Class Seven insurance rating.

## EDUCATION

Dillon County has 17 public schools with 5,596 elementary school students and 3,386 high school students. The county has 219 elementary school teachers and 135 high school teachers. The average expenditure per pupil for the 1969-70 school year in School District 2, which includes Dillon, was \$377.03. Private schooling is available for grades one through 12 at Avalon Academy, seven miles from Dillon. Higher education facilities for the area are provided by the Florence-Darlington Technical Education Center and Francis Marion College; both located at Florence, 32 miles away. St. Andrews College and Pembroke State University are within 25 miles of the city.

## INDUSTRY

The average monthly manufacturing employment in Dillon County exceeds 2,429. The total manufacturing payroll in the county exceeds \$11.6 million a year. Listed below are some of the industries in the county and the type of products manufactured.

COMPANY	PRODUCT	NO. EMPLOYEES
Beaunit Textile, Inc.	Yarn	138
Burlington Industries Selma Hosiery Company	Ladies' hosiery	400
Dillon Manufacturing Company	Robes and dresses	300
Duplan Corporation	Textured yarn	200
Mohasco Industries Dixiana Mill	Needle tufted carpets and rugs	750

## MEDICAL SERVICES

Medical services for the community are provided by the 70-bed St. Eugene Hospital located in the city. The new hospital is a single-level, fully air-conditioned facility with modern medical equipment and patient services. The community has 10 privately-practicing medical doctors and three privately-practicing dentists.

## HOTELS AND MOTELS

The community has 10 motels with a total of over 400 overnight accommodations. Other motel accommodations are available in the county.

## RECREATION

Recreation facilities in the community consist of several city parks, playgrounds, a swimming pool, tennis courts, two movie theatres and several athletic fields. The Dillon County Country Club has an 18-hole golf course, a pool, tennis courts and a clubhouse. Numerous public and private ponds and the Little Pee Dee River provide fishing areas, and wild game and fowl abound in the county's woodlands. Little Pee Dee State Park, 10 miles away, provides areas for fishing, camping, swimming and picnicking. Dillon is within an hour's drive of several coastal resort communities.

## CHURCHES

Dillon has 23 Protestant churches. A Catholic church and a Jewish house of worship are located in the city.

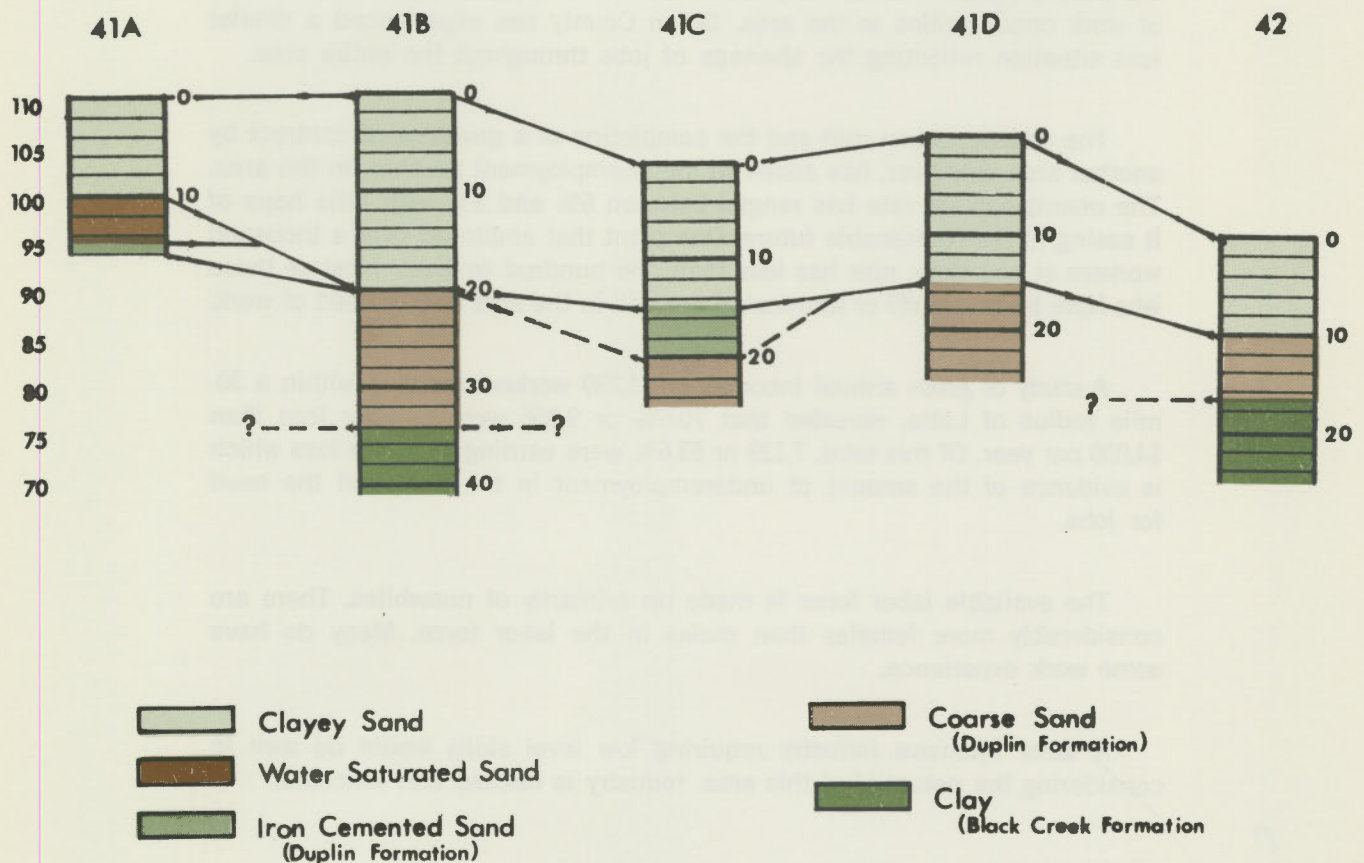
## SITE DATA

Numerous industrial sites are available in the Dillon area of Dillon County. A 75-acre rail site is located one mile west of the city off S. C. 9, and has all utilities available. A 33-acre rail site with all utilities is located one-fourth mile northwest of the city off S. C. 9. A 200-acre rail site is located two miles south of the city off U. S. 301. The site has all utilities except sewer. A 60-acre non-rail site is located off S. C. 9, one mile west of the city, and an 83-acre non-rail site joins the city limits in the same area. Both sites have all utilities. Other sites are available. Sites consist of generally level terrain, which is well-drained. Most of the sites have easy access to Interstate 95. Detailed site information on available sites is available upon request.



# GEOLOGIC CONDITIONS

## Cooper Site



The Black Creek Formation is the lowermost unit at this site,, occurring 17-34 feet below the land surface. The Black Creek is a tough, plastic black clay with a bearing capacity of about 2,500-5,000 pounds per square foot (psf). The Duplin Formation is the next overlaying unit. It contains 10-15 feet of very coarse, feldspathic yellow sand with a bearing capacity of 3,000-4,000 psf. This coarse sand is overlain in drill holes 41-A and 41-C by an iron-cemented sand, very difficult to drill, but of intermittent occurrence. The uppermost unit is clayey, yellowish brown sand, 10-20 feet thick, with a bearing capacity of 3,000-6,000 psf. The water table occurs at various depths from 10-20 feet, and in drill holes 41-A, 41-C and 42 a perched water table occurs at about 5 feet deep.

NOTE: The above drill logs were obtained by auger boring and are indicative of the material present at the particular spot where the borings were made. The soil bearing capacity ranges are based upon general lithology and are relative, not absolute, and were not obtained by actual soil testing methods. Further tests, such as close-spaced drilling, are necessary before the site should be utilized.



## LABOR INFORMATION

## APPENDIX B

### LATTA, S. C. AREA

The small, rural community of Latta, in Dillon County, is located in the heartland of some of South Carolina's richest farmland. Latta has a population of 1,764 residents. There has been a 7.2% decrease in population over the past ten years. The primary cause for this loss can be traced to the lack of work opportunities in the area. Dillon County has experienced a similar loss situation reflecting the shortage of jobs throughout the entire area.

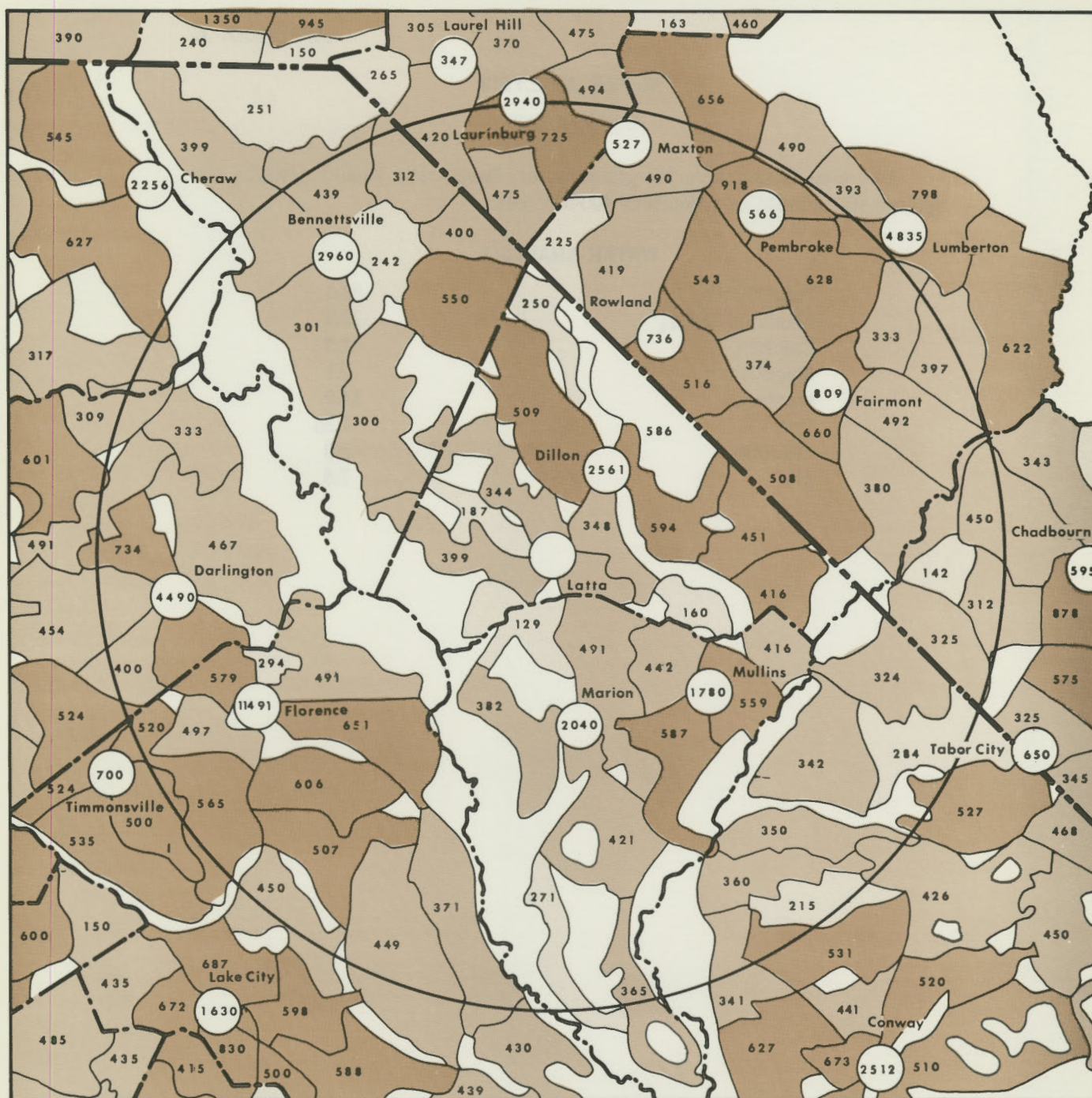
The closing of one mill and the completion of a government contract by another area employer, has added to the unemployment problem in the area. The unemployment rate has ranged between 6% and 8% with little hope of it easing in the foreseeable future. One plant that employed over a thousand workers at one time, now has less than one hundred workers. Most of those who have been laid off or terminated are still in the area and in need of work.

A study of gross annual incomes of 13,239 workers residing within a 30-mile radius of Latta, revealed that 70.5% or 9,356 were earning less than \$4,000 per year. Of this total, 7,123 or 53.6% were earning \$3,000 or less which is evidence of the amount of underemployment in the area and the need for jobs.

The available labor force is made up primarily of nonwhites. There are considerably more females than males in the labor force. Many do have some work experience.

A labor intensive industry requiring low level skills would do well in considering the potential of this area. Industry is needed and welcome.

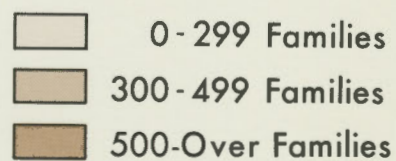




## POPULATION DENSITY

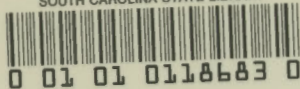
## 30 MILE RADIUS

## COOPER SITE



**County Range Per Family 3.5 to 4.1**





## APPENDIX C

## WATER ANALYSIS

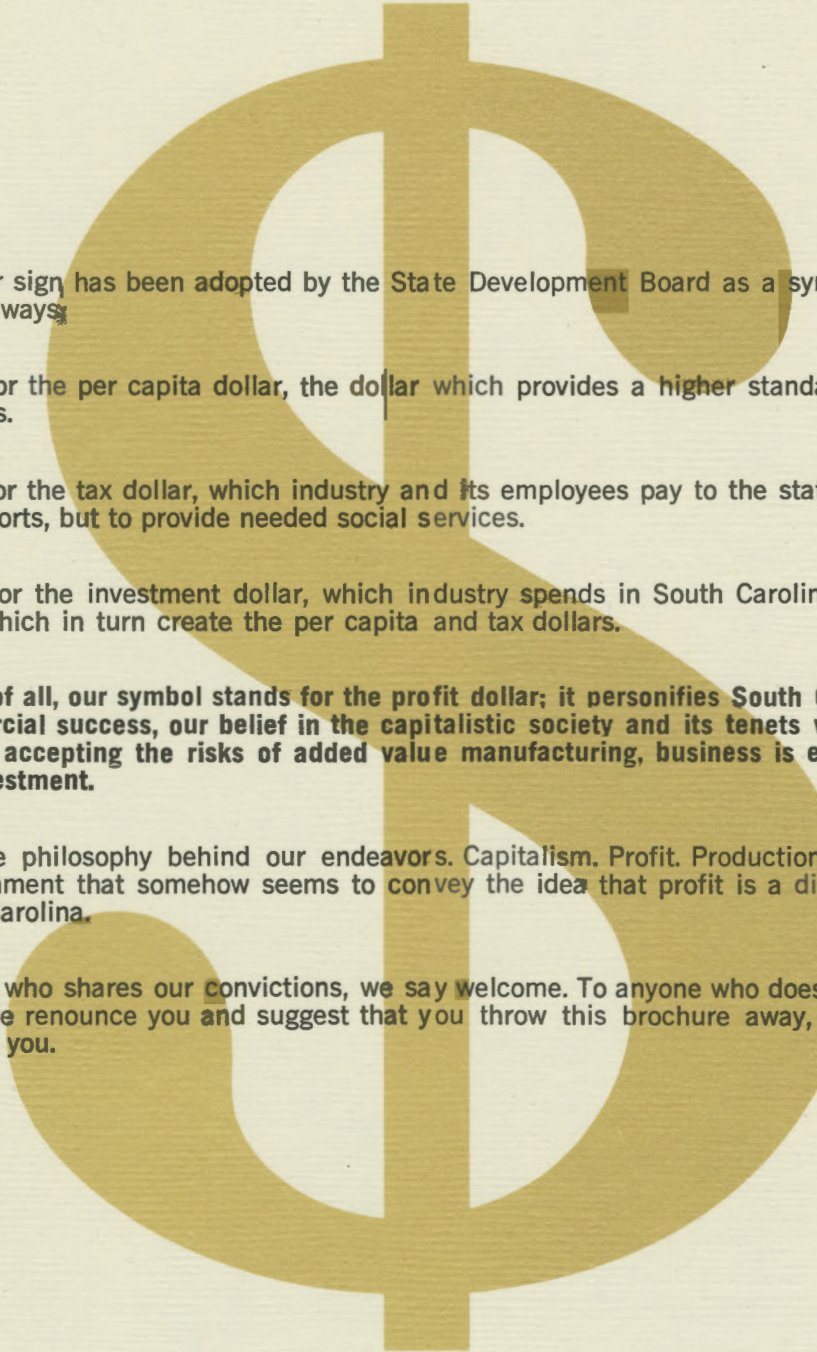
## COOPER SITE

This area is favorable for groundwater. Deep wells should produce 500 gallons per minute at a depth of 400-500 feet.

## WATER ANALYSIS

Total Solids	88.0
Alkalinity $\text{CaCO}_3$	73.0
Calcium	2.3
Magnesium	2.1
Hardness	14.0
Iron	1.38
Chloride	3.0
pH	7.6





The gold dollar sign has been adopted by the State Development Board as a symbol which can be interpreted in many ways.

It stands for the per capita dollar, the dollar which provides a higher standard of living for South Carolinians.

It stands for the tax dollar, which industry and its employees pay to the state not only to perpetuate our efforts, but to provide needed social services.

It stands for the investment dollar, which industry spends in South Carolina to create job opportunities, which in turn create the per capita and tax dollars.

**But most of all, our symbol stands for the profit dollar; it personifies South Carolina's commitment to commercial success, our belief in the capitalistic society and its tenets which proclaim that in return for accepting the risks of added value manufacturing, business is entitled to a fair return on its investment.**

This is the philosophy behind our endeavors. Capitalism. Profit. Production. To anyone trapped in an environment that somehow seems to convey the idea that profit is a dirty word, we say come to South Carolina.

To anyone who shares our convictions, we say welcome. To anyone who does not share similar convictions, we renounce you and suggest that you throw this brochure away, for we will be of no interest to you.